

## CHAPTER 10.1

### RT District -- Residential Transition District

#### Sec. 10.1-01. Overall Intent of Residential Transition Districts (Amended 10/25/00)

It is the intent of this Chapter to establish reasonable standards that permit and control development along corridors of the City identified in the City's Comprehensive Plan as appropriate for residential transition uses. The Plan recognizes the need to implement a new land use designation that provides a transition between major thoroughfares and adjacent low density residential areas. This land use category would allow the properties along these corridors to develop, or redevelop, in a manner that best utilizes their frontage and access without detrimental impacts on surrounding residential development. This chapter recognizes that this transition may be accomplished differently, depending upon the corridor affected and the desires and needs of the surrounding community, and therefore allows for separate Residential Transition Districts, should they be necessary.

#### Article I. Residential Transition 1 -Todds Lane and Big Bethel Road (RT-1) District

##### Sec. 10.1-1. Intent

RT-1 is intended to accomplish four (4) specific objectives identified in the Todds Lane/Big Bethel Road Corridors Study:

- (1) To create a district that serves as a buffer between single family residential districts and major arterial streets;
- (2) To create a district that allows only uses compatible with single family development, recognizing that these uses may be interspersed with residential development along the corridors;
- (3) To create a district that allows non-residential development, but which requires that development to maintain the existing residential scale along the corridors; and
- (4) To create a district that will not significantly increase traffic along the corridors, by allowing only those uses that generate no more than two and one-half (2-1/2) times the total average daily

traffic trips generated by single family development, or eighty eight (88) trips per acre.

The intent of the RT-1 District is to allow conversion of existing buildings or new construction in a manner that maintains the visual character and architectural scale of existing development within the area. It is also the intent of the RT-1 District to minimize visual and functional conflicts between residential and non-residential uses.

Sec. 10.1-2. Uses Permitted; RT-1 District.

The following uses shall be permitted within the RT-1 District:

- (1) One family dwellings in conformance with the requirement of the R-11 District, with two modifications:
  - (a) all lots created after the property is zoned RT-1 District shall have a minimum frontage of one hundred twenty five (125) feet; and
  - (b) no one family dwelling constructed after the property is zoned RT-1 District shall have a driveway with direct access to an arterial street.
- (2) Duplex dwellings in conformance with the requirements of the R-8 District, with two modifications:
  - (a) each duplex lot created after the property is zoned RT-1 District shall have a minimum frontage of sixty two and one-half (62-1/2) feet; and
  - (b) no duplex dwelling constructed after the property is zoned RT-1 District shall have a driveway with direct access to an arterial street.
- (3) Multi-family dwellings in conformance with the requirements of the MD-T District; however, rental units shall not require a Use Permit.
- (4) Residential-Open Space (R-OS) subdivisions, subject to securing a Use Permit as specifically provided in Chapter 20.
  - (a) such subdivisions shall not exceed an overall density of ten (10) units per acre; and

- (b) commercial components shall be allowed, provided that such components are interior to the development and do not abut Todds Lane, Big Bethel Road or existing residential uses adjacent to the R-OS subdivision. (10/27/99)
- (5) Churches, in conformance with the requirements of the R-11 District.
- (6) Deleted 12/13/95.
- (7) Deleted 10/27/99.
- (8) Tourist home/bed & breakfasts, subject to securing a Conditional Privilege. (10/27/99)
- (9) Funeral home or mortuary, subject to securing a Conditional Privilege. (amended 10/23/96)
- (10) Public library.
- (11) Plant nursery, excluding on-site sales, on a minimum of five (5) acres.
- (12) Animal or veterinary hospitals, excluding crematoriums, operated within a completely enclosed building, subject to securing Conditional Privilege. (amended 10/23/96)
- (13) All uses permitted in the C-1 District (subject to securing Use Permits or Conditional Privileges when also required in the C-1 District), with the following exceptions:
  - (a) medical clinic;
  - (b) day care 3;
  - (c) automobile parking lots; and
  - (d) gasoline supply station. (10/27/99)
- (14) Commercial communication tower, subject to securing a Use Permit. (10/27/99)
- (15) Noncommercial communication tower, up to seventy five (75) feet in height. Such tower height may be increased up to a total of one hundred twenty five (125) feet subject to securing a Use Permit. (10/27/99)

- (16) Commercial Building Mounted Antenna; provided the following:
- (a) The building is not a single family dwelling;
  - (b) The minimum height of the building shall be no less than thirty five (35) feet;
  - (c) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building;
  - (d) The antenna and support structures are painted so that they are compatible to the primary building structure, unless roof mounted; and (amended 7/9/97)
  - (e) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)

(17) Deleted 10/27/99.

Sec. 10.1-3. Limitations on Permitted Uses; RT-1 District.

- (1) All development proposals in the RT-1 District shall be accompanied by evidence to the Planning Director that traffic generated by the use does not exceed the prescribed limit of eighty eight (88) trips per day, per acre.
- (2) With the exception of one family dwellings, all new construction and conversions of existing buildings in the RT-1 District shall be subject to site plan review.

Sec. 10.1-4. Height Regulations; RT-1 District.

Buildings shall be permitted up to a height of thirty five (35) feet; however the height limit for any building may be increased to forty five (45) feet when side yards of at least twenty five (25) feet are provided.

Sec. 10.1-5. Building Size; RT-1 District.

- (1) Churches, funeral homes, hospitals, sanitariums, convalescent or nursing homes, or adult care residences shall be permitted up to a maximum building size of twelve thousand (12,000) square feet of floor area per acre.
- (2) All other uses permitted in the RT-1 District shall be permitted up to a maximum building size of five thousand (5,000) square feet of floor area per acre.
- (3) In order to maintain a residential scale of development, at least forty percent (40%) of the total square footage of any building shall be on the ground floor.
- (4) The floor area of accessory structures, as permitted herein, shall not count toward the maximum floor areas in (1) and (2) above.

Sec. 10.1-6. Lot Width; RT-1 District.

All newly created lots in the RT-1 District shall have a minimum frontage of one hundred twenty five (125) feet. A structure may be placed on an existing substandard lot under the provisions set forth in Section 18-22 hereof.

Sec. 10.1-7. Setback Regulations; RT-1 District.

Improvements, as referenced in this section, shall include buildings, parking areas, and other site construction, but shall not include walls, fences or signs. With the exception of existing improvements, any improvements necessary for ingress and egress to the property, and any accessory structures, all improvements shall be located outside these setbacks:

- (1) The front setback shall be at least thirty (30) feet from the front property line; however lots within the RT-1 District recorded prior to (date of adoption of this Ordinance) shall have a front setback equal to the average existing front yard on the block. The

minimum requirement shall be thirty (30) feet; the maximum requirement shall be sixty (60) feet.

- (2) The rear building setback shall be at least thirty five (35) feet from the rear property line; however, all other improvements shall be set back at least thirty (30) feet from the rear property line.
- (3) The total of the two side setbacks shall equal at least twenty five percent (25%) of the lot width; however, if that total equals or exceeds fifty (50), no more than fifty (50) feet shall be required.
  - (a) If the total required side setback is less than fifty (50) feet:
    - (i) the minimum setback shall be ten (10) feet from any joint property line; and
    - (ii) the minimum setback shall be fifteen (15) feet from any existing or proposed public right-of-way.
  - (b) If the total required side setback equals fifty (50) feet, the minimum setback from any joint property line or existing or proposed public right-of-way shall be twenty five (25) feet.

#### 10.1-8. Accessory Structures; RT-1 District.

- (1) Accessory structures shall be permitted in the rear yards only.
- (2) Accessory structures shall be permitted within five (5) feet of any rear or side property line.
- (3) Accessory structures shall be permitted up to one thousand square feet in total floor area, and may cover up to percent (20%) of the rear yard.  
(amended 7/9/97)
- (4) Height of accessory buildings shall be governed by Section 18-18 herein.

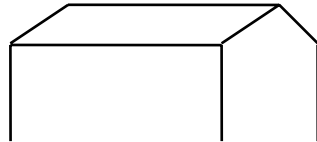
#### Sec. 10.1-9. Development Standards; RT-1 District.

It is the intent of this section to ensure that the introduction of non-residential uses takes place without negatively impacting existing residential uses. Site development standards are intended to embody the qualities of

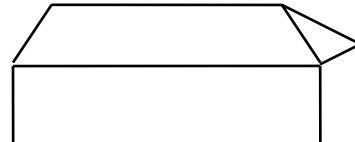
single family residential design and construction in terms of open space, lawns and plantings, light and air, convenience and privacy of nearby structures, and other amenities of residential areas.

(1) Architectural standards:

- (a) Only gable and hip-style roofs shall be permitted.

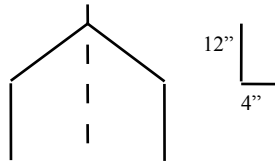


Gable Type

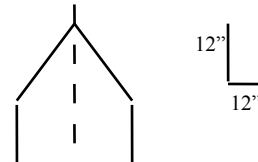


Hip Type

- (b) Roof pitch shall be a minimum of 1:3, horizontal to vertical, with a maximum of 1:1.



Minimum Roof Pitch  
4" Horizontal: 12" Vertical



Maximum Roof Pitch  
12" Horizontal: 12" Vertical

- (c) Roofs shall be designed with at least one change or break in plane within every sixty (60) foot segment. Vertical roof changes, porch roofs and dormers are examples of acceptable plane changes.

Typical roof lines with  
periodic breaks in plane.

- (d) Roof materials shall be those typical in residential construction. Existing buildings undergoing expansion shall use materials similar in color, size and texture to the existing roof materials. Standing seam metal roofs shall not

be permitted unless required due to the expansion of an existing roof.

- (e) Building materials to be used for exterior finishes shall be those typical in residential construction. Concrete masonry units, precast concrete panels, vertical ribbed metal exteriors or highly reflective materials shall not be permitted unless required due to the expansion of an existing building. Existing buildings undergoing expansion shall use materials similar in color, size and texture to the existing building materials.
- (f) Windows shall cover between ten percent (10%) and fifty percent (50%) of any exterior wall fronting on an existing or proposed public right-of-way. Existing buildings undergoing expansion shall preserve the existing proportion of exterior wall and glazing on any new walls that front on an existing or proposed public right-of-way.

(2) Green area:

Whenever possible, natural vegetation and topography shall be maintained. An even distribution of green area and plant materials is desirable. A landscape plan shall be approved by the Planning Director prior to the issuance of a zoning permit. Such plan shall include, at a minimum:

- (a) At least twenty percent (20%) of the total lot area maintained as green area.
- (b) At least one (1) tree for every eight hundred (800) square feet of required green area. The retention of one (1) existing tree shall be the equivalent of two (2) new trees.
- (c) At least ten (10) shrubs for every eight hundred (800) square feet of required green area. The retention of existing shrubs shall count toward this requirement on a 1:1 basis.
- (d) Paved areas and exterior utility boxes softened and/or screened with plant materials.
- (e) Foundation plantings along at least three (3) sides of each building.



Alternatives to the requirements of (a) through (e) may be submitted to the Planning Director; approval of such will be subject to the alternatives successfully meeting the intent of those requirements. Compliance with this subsection and the setback requirements in Section 10.1-7 herein shall substitute for the green area requirements in Section 9-168 of the City Code, Building and Development Regulations (Site Plan Ordinance). All plant materials required herein shall meet the minimum standards of Section 9-168 of the City Code.

Sec. 10.1-10. Off-Street Parking; RT-1 District.

Uses permitted in the RT-1 District shall provide garage or vehicle parking space as required in Chapter 19 hereof.

Sec. 10.1-11. Fences and Screens; RT-1 District.

Fences and screens shall be permitted as provided in Chapter 18 hereof; however, when a nonresidential use abuts a residentially used or residentially zoned property and an improvement is located within five (5) feet of that joint property line, the non-residential use shall provide an opaque screen along that joint property line that is between three (3) feet and six (6) feet in height. In no case shall the fence height exceed four (4) feet in the front setback.

Sec. 10.1-12. Consideration of Rezoning Applications; RT-1 District.

Within one (1) month of the adoption of this Ordinance, and annually thereafter, the average daily traffic count and current traffic capacity shall be established for these road segments:

- (1) Big Bethel Road from the York County line to Interstate 64;
- (2) Big Bethel Road from Interstate 64 to Todds Lane;
- (3) Todds Lane from Cunningham Drive to Big Bethel Road; and
- (4) Todds Lane from Big Bethel Road to the Newport News City line.

Given the recommendations of the Todds Lane/Big Bethel Road Corridors Study with regards to increases in traffic, the Planning Director shall consider the relationship between current traffic counts and current traffic capacity. Additional RT-1 zoning may not be advisable if current counts already exceed capacity; a reasonable increase may be one percent (1%) over existing counts if capacity exists. Such information shall be made part of any staff report to the Planning Commission and City Council relative to a request for the RT-1 District.